

Recommendation For New Police Station



Facilities Master Plan Committee

After an initial review of town facilities to include schools, the Board of Selectmen approved the committee's recommendation to make the Police Station the immediate priority.

Cost based on Conceptual Design

- Two story concept
 - ☐ *Saves approximately 10% of building cost*
 - ☐ *Requires less of the available land*
- Total Construction Cost includes
 - ☐ Site work
 - ☐ All materials & labor
 - ☐ Elevator, electrical, and mechanical systems
 - ☐ Furnishings and finishes
- Construction Costs: \$2,800,260
- Demolition Costs: \$150,000

Total Cost: \$2,950,260 (\$190.34/sq ft)

- Tax impact of \$2.95M 20 year bond estimated at \$0.37/\$1000
- Collection of Impact Fees over 20 years estimated at \$640,000
- Build a new 15,500sf two story police station on the 2+ acre site.
- Remove Garden St. School and incorporate the character and materials (as appropriate) into a new building.
 - This option will cost nearly \$900,000 less than renovation.

Meets 20+ year requirements for Police Department

Why do we need a new Police Station?

- **Lack of Space to meet Police regulations**
 - Difficult to no ability to provide Sight/Sound Separation for Male/Female/Juvenile prisoners
 - Male only Locker room
 - Private rooms for sensitive "client" conversations –minimal to non-existent
 - Evidence not properly secured or stored
- **Doesn't meet building codes in several areas**
 - Electric
 - Heating (No heat in part of the building)
 - Plumbing
- **Poor Air Quality in the building**
- **Mold/Mildew Issues**
- **Roof leaks in different areas of the building**
- **Lack of Security**
 - No cameras or recording devices inside or outside of the building
 - Large Windows in officers rooms
- **Computer room exceeds temperature requirements putting equipment and data at risk**
- **Rear entrance often iced/frozen in Winter and restricts use of Sally port**
- **Severe lack of records /evidence storage space**

What is included in the new building conceptual design?

- Current building approx. 8700 sq ft
- New building approx. additional 6800 sq ft.

ROOM	Old	#	New	#	Rationale
Administrative Offices	Yes	2	Yes	1	1 larger room is more efficient
Armory	Yes	1	Yes	1	Larger room for adequate weapon storage
Booking Room	Yes	1	Yes	1	Old room is too small & poorly equipped
Captain’s Offices	Yes	2	Yes	2	Old rooms are too small
Chief’s Office	Yes	1	Yes	1	Enlarged to conduct proper business
Communications Room	Yes	1	Yes	1	Larger to accommodate proper equipment
Conference Room	No		Yes	1	Self explanatory
Crime Prevention/Dare	Yes	1	Yes	1	To continue crime prevention education
Dark Room	Yes	1	No		If needed, added to growth space
Detectives’ Office	Yes	1	Yes	1	Larger for better work flow and growth
Evidence Room	Yes	1	Yes	1	Larger for proper handling/storage/security
Growth	No		Yes		To meet future needs of PD and Town
Holding Cells	Yes	3	Yes	5	To provide sight/sound separation
Impound Lot	Yes		Yes		Larger for adequate storage and security
Interview/interrogation	Yes	1	Yes	3	To accommodate multiple arrests/privacy
Juvenile Holding Cell	No		Yes	1	For sight/sound separation
Kennels	No		Yes	3	For proper storage of strays etc.
Lieutenants’ Office	Yes	1	Yes	1	Larger for adequate work space
Lunch Room/Kitchenette	No		Yes	1	To allow for 24 hour operations
Men’s Locker Room	Yes	1	Yes	1	More efficient design – slightly larger
Prosecutors’ Offices	Yes	1	Yes	2	To conduct business more efficiently
Public Lobby	Yes	1	Yes	1	Self explanatory
Restrooms (sets)	Yes	2	Yes	4	Self explanatory
Roll Call Room	Yes	1	Yes	1	Specifically used for shift change–needs to accommodate entire force
Sallyport	Yes		Yes		Larger for current and future vehicles
Security System	No		Yes		For security of people and equipment
Sergeants’ Offices	Yes	2	Yes	1	Consolidated for better work flow
Squad Room	Yes	1	Yes	1	Enlarged for improved workspace
Storage (multiple rooms)	Yes		Yes		Additional storage space is greatly needed for PD
Training/ Community Room	No		Yes	1	Training/Community use/ Town Emergency Center
Women’s Locker Room	No		Yes	1	Proper space for fema le officers & staff

Inadequate or doesn’t meet regulations/codes
Borderline to support police business
Adequate to support police business

Why Was The Garden Street Site Chosen?

- Most feasible and cost effective option of all reviewed
- Puts the police in the preferred downtown area
 - Community Survey reflected a preference for this location
- Elm Street property available for other use or sale
- Town owned land
- Access to main roads and good public presence
- Existing utilities on site
- Minimal site work required
- Immediately available for use
- Enhances the downtown business district

Why Remove Garden Street School?

- The building's *inner walls are made of Terracotta*. State building codes for essential buildings (i.e. emergency services) require seismic reinforcement which adds *approximately \$900,000 to the cost*.
- Seismic reinforced walls would result in a loss of *nearly 8,000 sq ft.* of the building's current square footage. The loss of floor space would make the building marginal for a 20 year plan.
- Current floor plan layout is not "optimal" for police work flow and security. (i.e. stairwells, etc.)
 - Difficult to add a Community/Emergency Room and maintain building security

Organizations Supporting New Police Facility

- Board of Selectmen
- Budget Advisory Committee
- Milford Planning Board
- Police Union
- DO-IT

For More Information:
www.ci.milford.nh.us/facilities/index.html